

PIKE COUNTY PROJECT DEVELOPMENT BOARD

MEETING MINUTES

Pike County Courthouse
Pikeville, Kentucky

January 7, 2010, at 5:00 p.m.

CHAIR: Judge/Executive Wayne T. Rutherford

MEMBERS OF THE BOARD PRESENT:

Magistrate Jeff Anderson
Director AOC/City Manager Donovan Blackburn
Circuit Judge Eddy Coleman
Circuit Court Clerk David Deskins
AOC Project Manager Jim King
Citizen at Large Hon. Charles E. Lowe, Jr.
District Judge Darrell Mullins
State Bar Assn. Representative Neal Smith

OTHERS PRESENT:

Bobby Branham, Executive Assistant to Judge/Executive
Pikeville City Attorney Rusty Davis
Michael George, Ross, Sinclair & Associates
Steve Sherman, Sherman, Carter and Barnhart, Architects
Rose Farley, Recorder

Judge/Executive Wayne T. Rutherford, Chair of the Pike County Project Development Board, called to order a regularly scheduled meeting of the Board on January 7, 2010, at 5:00 p.m., in the Pike County Fiscal Courtroom, Pike County Courthouse, 146 Main Street, Pikeville, Kentucky. **Upon motion by Darrell Mullins and second by Donovan Blackburn, the Board unanimously APPROVED the board meeting minutes for December 3, 2009.** *[Recorder's Note: Magistrate Jeff Anderson and State Bar Representative Neal Smith were unavoidably delayed for the above vote. They were present for and included in all following recorded votes.]*

Judge Rutherford called upon David Sumner of Codell Construction to discuss authorization to award the bid for demolition of the buildings proposed for the new Pike County Judicial Center. Mr. Sumner reported six bids were received with some bids being incomplete due to omission of the alternate bids. He said Superior Demolition from Lexington fulfilled all bid requirements. He noted the County does not have access to all the buildings and Alternate No. 1 was to tear down the first five buildings with

Alternate No. 5 to tear down the last two buildings. Superior's price was \$273,000; the other bid was more than \$300,000. Judge Eddy Coleman asked if the base bid included tearing down the buildings and Mr. Sumner answered yes. He recommended that Superior Demolition be awarded the bid and that company wants to do Alternate Bid No. 1 and Alternate Bid No. 5. He added this is the same company who did the work when the city parking garage was to be constructed and its former name was Norwood Construction.

Judge Rutherford asked that information be given about Superior. Mr. Sumner answered that the company had been in Lexington for about thirty-five years, is from West Portsmouth, Ohio, and he had worked with it before. Assistant Pike County Attorney R. Roland Case asked what the base referred to and Mr. Sumner answered it meant that all seven of the buildings would be demolished at one time. Attorney Case then asked if that would make ACL the lowest bid and Mr. Sumner said that company did not complete the bid and gave no alternate numbers. Jim King, AOC Project Manager, stated the bid cannot be awarded to anyone who submits an incomplete bid. He stated also that Superior's bid is about half of what was in the last budget for demolition and this will come out with alternates. **Upon motion by David Deskins and second by Neal Smith, the Board unanimously AUTHORIZED awarding the bid for demolition of the designated buildings for the Pike County Judicial Center to Superior Demolition at a bid price of \$273,000.**

Mr. Sumner stated CMTA will be doing the electrical and plumbing work as part of the lead work. There will be geothermal work and a test hole drill. T & R Drilling will do this at a cost of \$8,400 which is in the budget. **Upon motion by Judge Eddy Coleman and second by David Deskins, the Board unanimously AUTHORIZED the hiring of T & R Drilling to perform geothermal work and a test hole drill upon the grounds of the buildings to be demolished at a cost of \$8,400.**

Steve Sherman of Sherman, Carter and Barnhart, Architects, came to present an update. He stated proposals are being received and those numbers will be in hand. He said the release of the construction documents will be within or at the end of next month and the foundation package will have all the numbers for the project. Judge Coleman asked if there is a time period for those two buildings not currently in possession and Mr. Sherman responded the contractors are being asked to hold their prices for a period of time and how long that might be will be determined soon. He stated demolition of the buildings the Board has access to may be begun immediately. Judge Rutherford stated Donovan Blackburn, Pikeville City Manager, must be involved in this to provide information about traffic control, the environmental needs and the streets before the work starts. He suggested that a schedule be put out for this and said his media person, Brandon Roberts, will put out a news release for the businesses and general public. He said when the building is done, it will be a great asset to the City of Pikeville and the County.

Mr. Blackburn stated he will speak with Mr. Sherman after today's meeting and he had already spoken to the City Commission who will have no issue with closure. Mr.

Sherman said they will pull some work out of the foundation package and move that into the demolition contract because that will reduce the prices rather than having another company do it. He said all this means is moving the work from one contractor to another and there will be a change order to the demolition contract.

Judge Rutherford called upon City Attorney Rusty Davis to update the Board on the other two properties. Attorney Davis said a notification was received on the Combs Building that the Court is not going to do an oral argument which means a decision may be handed down any day. He explained that an order came from the state Court of Appeals on the Larry Webster tract that no oral argument will be necessary which means they are ready to make a decision. When he stated the Weddington Theater Property still has to be closed, Attorney Case reported he had received a check this week so that can now be closed. Mr. King said he was glad things are starting to go to contract.

Mr. Sherman said he is receiving proposals from various contractors to do remedial work for the foundation package so facts may be obtained about conditions existing in the sites. Staff engineers will be on site and they will do their own specific design and make that presentation to the Board.

There being no further business before the Board at this time, Judge Rutherford ADJOURNED the meeting.

Respectfully submitted,

Rose Farley, Recorder